

06- 0-2690

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-06-128
Date Filed: 11-14-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **2068-2100 Dekalb Avenue, N.E.**, be changed from the C-1 (Community Business) District and R-4 (Single family Residential) District) to the MRC-1 (Mixed Residential Commercial) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 212, 15th District, Dekalb County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION

ALL that tract or parcel of land lying and being in Land Lot 212, 15th District, City of Atlanta, Dekalb County, Georgia and being more particularly described as follows:

COMMENCING at the point where the northwesterly right of way margin of Dekalb Avenue (60' R/W) intersects with the northeasterly right of way margin of Dekalb Place (R/W Varies), said point being the true POINT OF BEGINNING

THENCE along the northeasterly right of way margin of Dekalb Place along a curve to the right having a radius of 16.50 feet and an arc length of 29.69 feet, being subtended by a chord of North 73 degrees 30 minutes 20 seconds West for a distance of 25.84 feet to a point;

~~THENCE continuing along the northeasterly right of way margin~~
Of Dekalb Place North 21 degrees 57 minutes 33 seconds West for a distance of 129.87 feet to an iron pin set (1/2" rebar);

THENCE departing the northeasterly right of way margin of Dekalb Place North 55 degrees 48 minutes 22 seconds East for a distance of 36.37 feet to an iron pin set (1/2" rebar);

THENCE North 55 degrees 48 minutes 22 seconds East for a distance of 47.94 feet to an iron pin found (steering gear);

THENCE North 54 degrees 44 minutes 51 seconds East for a distance of 49.09 feet to an iron pin set (1/2" rebar);

THENCE North 54 degrees 44 minutes 51 seconds East for a distance of 49.09 feet to an iron pin set (1/2" rebar);

THENCE North 54 degrees 44 minutes 51 seconds East for a distance of 49.09 feet to an iron pin found (1/2" open top pipe);

THENCE North 54 degrees 48 minutes 02 seconds East for a distance of 49.00 feet to an iron pin set (1/2" rebar);

THENCE North 54 degrees 48 minutes 02 seconds East for a distance of 49.00 feet to an iron pin found (5/8" rebar);

THENCE North 54 degrees 41 minutes 36 seconds East for a distance of 49.09 feet to an iron pin set (1/2" rebar);

THENCE North 54 degrees 41 minutes 36 seconds East for a distance of 49.09 feet to an iron pin set (1/2" rebar);

THENCE South 27 degrees 13 minutes 03 seconds East for a distance of 147.94 feet to an iron pin set (1/2" rebar) on the northwesterly right of way margin of Dekalb Avenue;

THENCE South 54 degrees 43 minutes 53 seconds West for a distance of 48.53 feet along the northwesterly right of way margin of Dekalb Avenue to an iron pin found (1/2" rebar);

THENCE South 55 degrees 09 minutes 35 seconds West for a distance of 49.88 feet along the northwesterly right of way margin of Dekalb Avenue to an iron pin found (1/2" rebar);

THENCE South 54 degrees 58 minutes 48 seconds West for a distance of 49.83 feet along the northwesterly right of way margin of Dekalb Avenue to an iron pin found (1/2" rebar);

THENCE South 54 degrees 53 minutes 38 seconds West for a distance of 50.88 feet along the northwesterly right of way margin of Dekalb Avenue to an iron pin set (1/2" rebar);

THENCE South 54 degrees 53 minutes 38 seconds West for a distance of 50.88 feet along the northwesterly right of way margin of Dekalb Avenue to an iron pin set (1/2" rebar);

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THENCE South 54 degrees 53 minutes 38 seconds West for a distance of 50.88 feet along the northwesterly right of way margin of Dekalb Avenue to an iron pin found (1/2" rebar);

THENCE South 54 degrees 56 minutes 53 seconds West for a distance of 50.00 feet along the northwesterly right of way margin of Dekalb Avenue to an iron pin set (1/2" rebar);

THENCE South 54 degrees 56 minutes 53 seconds West for a distance of 50.00 feet along the northwesterly right of way margin of Dekalb Avenue to an iron pin found (1/2" rebar);

THENCE South 54 degrees 56 minutes 53 seconds West for a distance of 20.04 feet along the northwesterly right of way margin of Dekalb Avenue to the point where the northwesterly right of way margin of Dekalb Avenue intersects the northeasterly right of way margin of Dekalb Place and the TRUE POINT OF BEGINNING;

Said property contains 1.454 acres more or less.

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